041.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,200 / 891,200
					USE VALUE:	891,200 / 891,200
					ASSESSED:	891,200 / 891,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONE HELEN I/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	65 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MALONE HELEN I -
Owner 2:	-
Street 1:	65 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2448 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	447,200		444,000	891,200
Total Card	0.103	447,200		444,000	891,200
Total Parcel	0.103	447,200		444,000	891,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.05 /Parcel: 364.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	447,200	0	4,500.	444,000	891,200		Year end	12/23/2021
2021	104	FV	426,700	0	4,500.	444,000	870,700		Year End Roll	12/10/2020
2020	104	FV	426,800	0	4,500.	444,000	870,800	870,800	Year End Roll	12/18/2019
2019	104	FV	330,400	0	4,500.	471,800	802,200	802,200	Year End Roll	1/3/2019
2018	104	FV	330,400	0	4,500.	344,100	674,500	674,500	Year End Roll	12/20/2017
2017	104	FV	309,700	0	4,500.	299,700	609,400	609,400	Year End Roll	1/3/2017
2016	104	FV	309,700	0	4,500.	255,300	565,000	565,000	Year End	1/4/2016
2015	104	FV	275,600	0	4,500.	249,800	525,400	525,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3464

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALONE HELEN I,	71459-108	1	8/10/2018	Convenience	1	No	No		
MALONE HELEN I/	71455-564	1	8/10/2018	Convenience	1	No	No		
MALONE LARRY D,	70435-275		12/26/2017	Convenience	1	No	No		Larry D Malone dod 9/9/2017
MALONE LARRY D	43114-395		8/23/2004	Family		No	No		ESTATE OF LARRY D, MALONE MIDDLESEC COUNTY PR
	11292-77		2/27/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2012	1323	Manual	10,000	C				
12/4/2008	1225	New Wind	5,331					
12/4/2007	1120	New Wind	4,000					
4/27/2004	264	Porch	10,000	C				REPL FR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/14/2009	Measured	163	PATRIOT
3/2/2005	Permit Visit	BR	B Rossignol
3/24/2000	Inspected	264	PATRIOT
2/25/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit: | Total: 444,000

User Acct

28455

GIS Ref

GIS Ref

Insp Date

11/09/18

!3464!

PRINT

Date	Time
12/29/21	23:07:48

LAST REV

Date	Time
04/09/19	13:59:51
apro	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	28455
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07892156
Const Adj.:	0.98980200
Adj $ / SQ:	192.225
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648044
Depreciation:	200894
Depreciated Total:	447150

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

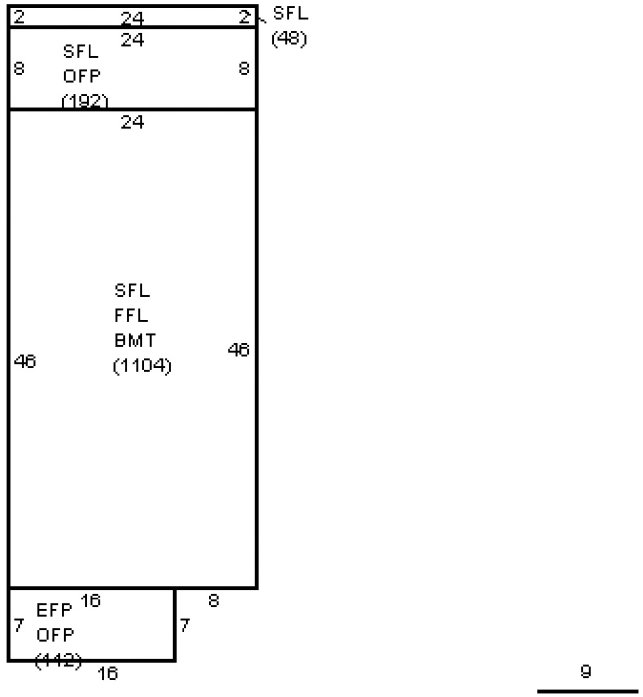
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,344	192.230	258,351
BMT	Basement	1,104	57.670	63,665
FFL	First Floor	1,104	192.230	212,217
OFP	Open Porch	304	21.700	6,598
EFP	Enclos Porch	112	51.010	5,713

Net Sketched Area:	3,968			Total:	546,544
Size Ad	2448	Gross Area	3968	FinArea	2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	192.23
Special Features:	0	Val/Su Net:	112.70
Final Total:	447200	Val/Su SzAd	182.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	